

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 25, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-24461 - APPLICANT: WAGNER HOMES - OWNER: DAY STAR VENTURES

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-22253).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

TMP-24461 - Conditions Page Two
October 25, 2007 - Planning Commission Meeting

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. The Final Map shall grant a traffic signal chord easement on the southeast corner of Hualapai Way and Dorrell Lane and show and annotate the limits of dedication for the 5 feet of additional right-of-way required per Conditions of Approval No. 9 and No. 10 of Zoning Reclassification ZON-4623.
8. The Final Map for this site shall be labeled as a "Merger and Resubdivision".
9. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the submittal of a Final Map for this site.
10. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
11. Site development to comply with all applicable conditions of approval for ZON-4623, SDR-22253 and all other site related actions.
12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

TMP-24461 - Staff Report Page One
October 25, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Tentative Map for a 19-lot single family residential subdivision on 5.36 acres at the southeast corner of Hualapai Way and Dorrell Lane. The proposed tentative map is in conformance with the approved Site Development Plan Review, and is recommended for approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/04/04	The City Council approved an Annexation (ANX-4451) petition to annex property located on the southeast corner of Hualapai Way and Dorrell Lane, containing approximately 5.0 acres.
01/19/05	The City Council approved a request for a Site Development Plan (SDR-4626) for a 19-lot single-family residential development, a Rezoning (ZON-4623) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to R-PD3 (Residential Planned Development – 3 Units Per Acre), and a Variance (VAR-5377) to allow no Open Space where 13,633 square feet is the minimum required. The Planning Commission recommended approval, while staff recommended denial.
01/19/05	The City Council approved a request for a Variance (VAR-5377) to allow no open space where 13,633 square feet is the minimum required for a proposed 19 lot single-family development on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane.
04/06/05	The City Council approved a request for a Waiver (WVR-6035) of Title 18.12.160 to allow 209 feet between street intersections where 220 feet is the minimum distance separation required for a single-family residential development on 5.35 acres adjacent to the southeast corner of Dorrell Lane and Hualapai Way.
06/09/05	The Planning Commission approved a request for a Tentative Map (TMP-6601) for a 19 lot single family residential subdivision on 5.36 acres on the southeast corner of Hualapai Way and Dorrell Lane.
02/02/07	The City Council approved a request for an Extension of Time (EOT-18954) of an approved Variance (VAR-5377) that allowed no open space where 13,633 square feet is the minimum required for a proposed 19 lot single-family development on 5.35 acres adjacent to the southwest corner of Hualapai Way and Dorrell Lane.

TMP-24461 - Staff Report Page Two
October 25, 2007 - Planning Commission Meeting

02/02/07	The City Council approved a request for an Extension of Time (EOT-18955) of an approved Rezoning (ZON-4623) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to R-PD3 (Residential Planned Development - 3 Units Per Acre) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane.
02/07/07	The City Council approved a request for an Extension of Time (EOT-18955) of an approved Rezoning (ZON-4623) from U (UNDEVELOPED) [R (Rural Density Residential) General Plan Designation] to R-PD3 (Residential Planned Development - 3 Units Per Acre) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane.
09/05/07	The City Council approved a Major Amendment (SDR-22253) to an approved Site Development Plan Review (SDR-4626) for a 19-lot single-family residential development with access to Haley Avenue instead of Dorrell Lane on 5.35 acres. Planning Commission and staff recommended approval.
09/05/07	The City Council approved a Waiver (WVR-22255) of Title 18.12.160 to allow 210 feet between street intersections where 220 feet is the minimum distance separation required for a single-family residential development on 5.35 acres adjacent to the northeast corner of Hualapai Way and Haley Avenue. Planning Commission and staff recommended approval.
Pre-Application Meeting	
06/06/07	The requirements for submittal of a Tentative Map were discussed.
Field Check	
06/05/07	A field check was conducted. The lot is undeveloped with some added fill.

Details of Application Request	
Site Area	
Net Acres	5.36

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	R (Rural Density Residential)	U (Undeveloped Zone [R (Rural Density Residential) General Plan Designation] under a Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre)
North	Tree Lot / Undeveloped	R (Rural Density Residential)	Clark County

TMP-24461 - Staff Report Page Three
October 25, 2007 - Planning Commission Meeting

South	Undeveloped	R (Rural Density Residential)	Clark County
East	Undeveloped	RNP (Rural Neighborhood Preservation)	Clark County
West	Multi Family	[PCD (Planned Community Development) Land Use Designation] [Medium Density Residential Cliff's Edge Special Land Use Designation]	PD (Planned Development)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

The project is located within the Rural Preservation Area buffer. It is the intent of the Rural Preservation District to ensure that the rural character of each rural preservation neighborhood is preserved and to provide adequate buffer areas along with an orderly and efficient transition of land uses. Clark County was notified of this request because adjacent properties are within the Clark County jurisdiction area of the Rural Preservation Area.

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.040, R-PD (Residential Planned Development) development standards are determined as part of the Site Development Plan Review.

<i>Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	5,616 Sq Ft	N/A
Min. Lot Width	N/A	54 feet	N/A
Min. Setbacks	N/A		
• Front		15' to house	Y
		20' to garage	Y
• Side		5 feet	Y
• Corner		10 feet	Y
• Rear		15 feet	Y

TMP-24461 - Staff Report Page Four
October 25, 2007 - Planning Commission Meeting

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

<i>Standards</i>	<i>Required</i>		<i>Provided</i>
	<i>Ratio</i>	<i>Trees</i>	
Parking Area	N/A	N/A	N/A
Buffer:			
• Min. Trees	1 Tree/30 Linear Feet	49 Trees	59 Trees
• Min. Zone Width	6 Feet		6 Feet
• Wall height	6 Feet		6 Feet

FINDINGS

- **General information**

Characteristics of the tentative map conform to the approved Site Development Plan Review for this site (SDR-22253). A Waiver (WVR-22255) of Title 18.12.160 was approved to allow 210 feet between street intersections where 220 feet is the minimum distance separation required for a single-family residential development. The tentative map depicts 19 lots ranging in size from 5,238 square feet to 8,706 square feet. Site circulation is provided by a 37-foot wide private street with access off Haley Avenue.

- **Cross Section**

The submitted cross sections indicate areas that have a natural slope of less than two percent and areas that have a greater than two percent slope. In the areas that have a less than two percent slope, Title 19.12.075 allows a maximum six-foot high perimeter screening wall and a maximum four-foot high perimeter retaining wall with the total vertical plan of both walls not to exceed ten feet in height. The drawings indicate six-foot screening walls with three-foot retaining walls, which meet standards.

In the areas that have greater than two percent slope, Title 19.12.075 allows a maximum six-foot high perimeter screening wall and a maximum six-foot high perimeter retaining wall with the total vertical plane of both walls not to exceed twelve feet in height. The drawings indicate six-foot screening walls at the edges with a five-foot retaining wall. All walls comply with the height requirements of Title 19.12, which require a decorative block wall with 20 percent contrasting materials.

- **Trails**

No required trails are directly adjacent to this development.

TMP-24461 - Staff Report Page Five
October 25, 2007 - Planning Commission Meeting

• **Special Conditions of Approval (from SDR-22253)**

1. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped May 29, 2007, except as amended by conditions herein.
2. A Waiver from 18.12.160 is hereby approved, to allow 210 feet between street intersections where 220 feet is the minimum distance separation required.
3. The standards for this development shall include a Minimum lot size of 5,200 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.
4. The setbacks for this development shall be a minimum of 18-feet to the front of the house, 20- feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5-feet on the side, 10- feet on the corner side, and 15- feet in the rear.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

1

NOTICES MAILED

N/A

APPROVALS

0

PROTESTS

0